

Valley Center Design Review Board

Proposed Minutes: March 9th, 2010 (Meeting held at Portino's and United Oil)

DRB Members present: Robertson, Moore, Herr, Splane (as well as non-voting DRB Volunteer Michael Mahan)

Scheduled Presenters: Gary Winn representing Portino's & Krueger Realty, as well as United Oil (The original architect of record for United Oil was also present)

4PM Robson opened the meeting at Portino's. The meetings was held on-site for the purposes of performing site inspections at both Portino's and United Oil, to review the landscaping.

There were no speakers for Public Forum.

As the meeting commenced at Portino's, the first subject discussed was the proposed shifting of Portino's section of the trail (to jog around the utility boxes located along the road-side). The presenters proposed to divert the course of the trail so that it jogged around the above mentioned utility boxes, and for a short distance, reduce its width from 12" to 8", in order to leave room for the concrete path which borders the south side of Portino's building. DRB members discussed techniques for painting, or camouflaging, the utility boxes with a fence or vines (trained along cables secured to the ballards currently protecting the boxes). It was decided cables and vines were the most likely solution as the vines could be watered using the drip for the landscaping. Gary offered to broach the idea with Mike Long. With the adjusting of the trail it was explained Portino's signage and the telephone pole would be moved. There were no DRB objections.

The landscaping plans were reviewed and all were in agreement with the plant pallet... including Susan Moore.

From Portino's the meeting was moved to the recently revamped United Oil location. As the landscape architect of record had changed over the course of the project, Gary and the County wished the DRB to review the "as-built" changes to the original landscaping plan. On the premises the group reviewed the drawings, walked the grounds (and the leach field to the rear of the property). All were in agreement the owners had spared no expense in building or landscaping. The selection and layout of the plants and hard-scape were found to be appropriate. However, the DRB requested that the backflow unit be screened from view by planting vines or shrubs. And, Susan Moore agreed to send a personal note suggesting the trees would be healthier if the staking was changed. The only objection the DRB had was to the proposed street lamp which the County insisted be erected along the west side of Valley Center Rd., right in the middle of United Oil's property. As there is a dark sky policy in Valley Center and there are no street lights located along road sides (other than at intersections) it was assumed that the light post

was required by the County as “punishment” for United Oil’s fight with the County to address its loss of business during road construction. The DRB agreed to send a letter to the County approving the as-built landscaping but arguing against the proposed street lamp. Robson Splane stated he would prepare such a letter. Gary later provided Robson with the address for David Kahler at:

David Kahler
Ph. 858 694-3040
County of San Diego
Dept. of Planning and Land Use
5201 Ruffin Rd. Suite
San Diego, CA 92123

Moore moved that the minutes from February be approved with corrections. The motion was seconded and unanimously approved.

Robson officially adjourned the meeting at 5:30 PM.